

2004 Property Tax Rates in City of San Antonio

This notice concerns 2004 property tax rates for **City of San Antonio**. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$163,973,908
Last year's debt taxes	\$94,486,927
Last year's total taxes	\$258,460,835
Last year's tax base	\$44,674,669,859
Last year's total tax rate	\$0.57854 / \$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$256,359,167
÷ This year's adjusted tax base (after subtracting value of new property)	\$45,293,277,379
= This year's effective tax rate	\$0.56599 / \$100
x 1.03 = Maximum rate unless unit publishes notices and holds hearing	\$0.58296 / \$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for transferred function, tax increment financing, and/or enhanced indigent health care expenditures)	\$162,669,106
÷ This year's adjusted tax base	\$45,293,277,379
= This year's effective operating rate	\$0.35915 / \$100
x 1.08 = this year's maximum operating rate	\$0.38788 / \$100
+ This year's debt rate	\$0.21150 / \$100
= This year's rollback rate	\$0.59938 / \$100

Statement of Increase/Decrease

If the City of San Antonio adopts a 2004 tax rate equal to the effective tax rate of \$0.56599 per \$100 of value, taxes would increase compared to 2003 taxes by \$4,944,502.

Schedule A Unencumbered Fund Balances

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance & Operations	\$53,684,747
Interest & Sinking	\$59,041,014

The following estimated balances will be left in the unit's fund balances at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Fund	Balance
Special Revenue	\$55,687,592
Enterprise	\$16,454,063
Internal Services including Self Insurance	(\$15,540,198)
Trust & Agency	\$938,984

Schedule B 2004 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
General				
Obligation	\$43,746,016	\$37,395,865	\$0	\$81,141,881
Certificates of Obligation	\$11,420,000	\$10,230,984	\$0	\$21,650,984
Total required for 2004 debt service				\$102,792,865
- Amount (if any) paid from funds listed in Schedule A				\$3,805,021
- Amount (if any) paid from other resources				\$557,844
- Excess collections last year				\$0
= Total to be paid from taxes in 2004				\$98,430,000
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2004				\$0
= Total debt levy				\$98,430,000

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at City Hall Annex, 506 Dolorosa Street, San Antonio, TX 78204.

Name of person preparing this notice: Gary L. Johnson, RTA
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Date prepared: August 11, 2004
/s/Leticia M. Vacek, TRMC, CMS, City Clerk